



## 28 Meadow Walk

Sling, Coleford, GL16 8LR

£300,000





\*\*\*VIRTUAL TOUR AVAILABLE\*\*\*OPEN TO OFFERS\*\*\* Dean Estate Agents are excited to offer for sale this family home with beautiful gardens, detached garage and off road parking, the detached house has been extended to create a family friendly kitchen and downstairs shower room, to the front there is a spacious lounge/dining room with multiple windows and large hallway leading to the first floor. Upstairs there are three bedrooms and a family bathroom. The front and rear gardens are well maintained and the rear benefits from a summer house which could be used as a home office.

The village of Sling is a quiet neighbourhood on the outskirts of the Forest of Dean with plenty of walks through the forest right on your doorstep. There is easy access into the town of Coleford which offers a wide range of amenities to include shops, cafes, public houses, library and access to transport links.



Approached via a part UPVC double glazed frosted glass front door into:

#### Entrance Hallway:

Single radiator, frosted privacy glass, coat hanging area with single radiator, built-in storage cupboard. Doors into lounge/dining room, kitchen and shower room.

#### Lounge/Dining Room:

Side and front aspect UPVC double glazed windows, double radiators and single radiator, power points, TV point, gas insert fireplace. Door to kitchen.

#### Kitchen:

A range of wall, base and drawer units, worktop, built-in induction hob, oven and extractor fan, single radiator, rear aspect UPVC double glazed window, breakfast bar, space for slimline dishwasher and washing machine, single drainer sink unit with tap over, Worcester combi boiler, plinth heater, space for fridge/freezer.

#### Downstairs Shower Room:

Walk-in shower cubicle with mains power shower, rear aspect UPVC double glazed frosted glass window, extractor fan, vanity wash hand basin unit, W.C., heated towel rail, built in cupboard, space for tumble dryer.

#### First Floor Landing:

Side aspect UPVC double glazed window, airing cupboard, storage cupboard.

#### Bedroom One:

Front aspect UPVC double glazed window, double radiator, power points.

#### Bedroom Two:

Rear aspect UPVC double glazed window, double radiator, built-in wardrobe with sliding doors, power points.

#### Bedroom Three:

Front aspect UPVC double glazed window, double radiator, power points.

#### Bathroom:

Rear aspect UPVC double glazed frosted glass window, double radiator, panelled bath with mains shower over, W.C., pedestal sink with tap.

#### Garage:

Manual up and over door, rear aspect UPVC double glazed window, built-in workshop bench, power points.

#### Outside:

To the front of the property there is a fenced garden which is laid to lawn, a rockery in the middle and a border with mature plants and shrubs gives the property an attractive look. The well maintained rear gardens are mainly laid to lawn with a patio area and space for seating. There are stone chipping paths around two sides of the house, there is access on both sides. The rest being concrete paths. There is off road parking available in front of the garage. The property also benefits from a summer house in the rear garden.

#### Summer House:

Accessed via a stable door via veranda, front aspect single glazed windows. Ideal as a home office with amendments.



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As with leasehold property or new build development sites, you are likely to be responsible for a contribution to management charges and/or ground rent or a contribution to the development service charge. Please enquire at the time of viewing.

You may also incur fees for items such as leasehold packs and, in addition, you will also need to check the remaining length of any lease before you complete a mortgage application form.

Please ask a member of our team for any help required before committing to purchase a property and incurring expense.



Road Map



Hybrid Map



Terrain Map



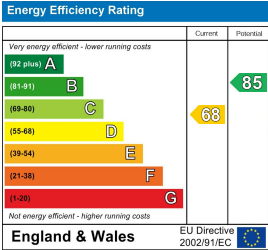
Floor Plan



Viewing

Please contact our Coleford Office on 01594 835751 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



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